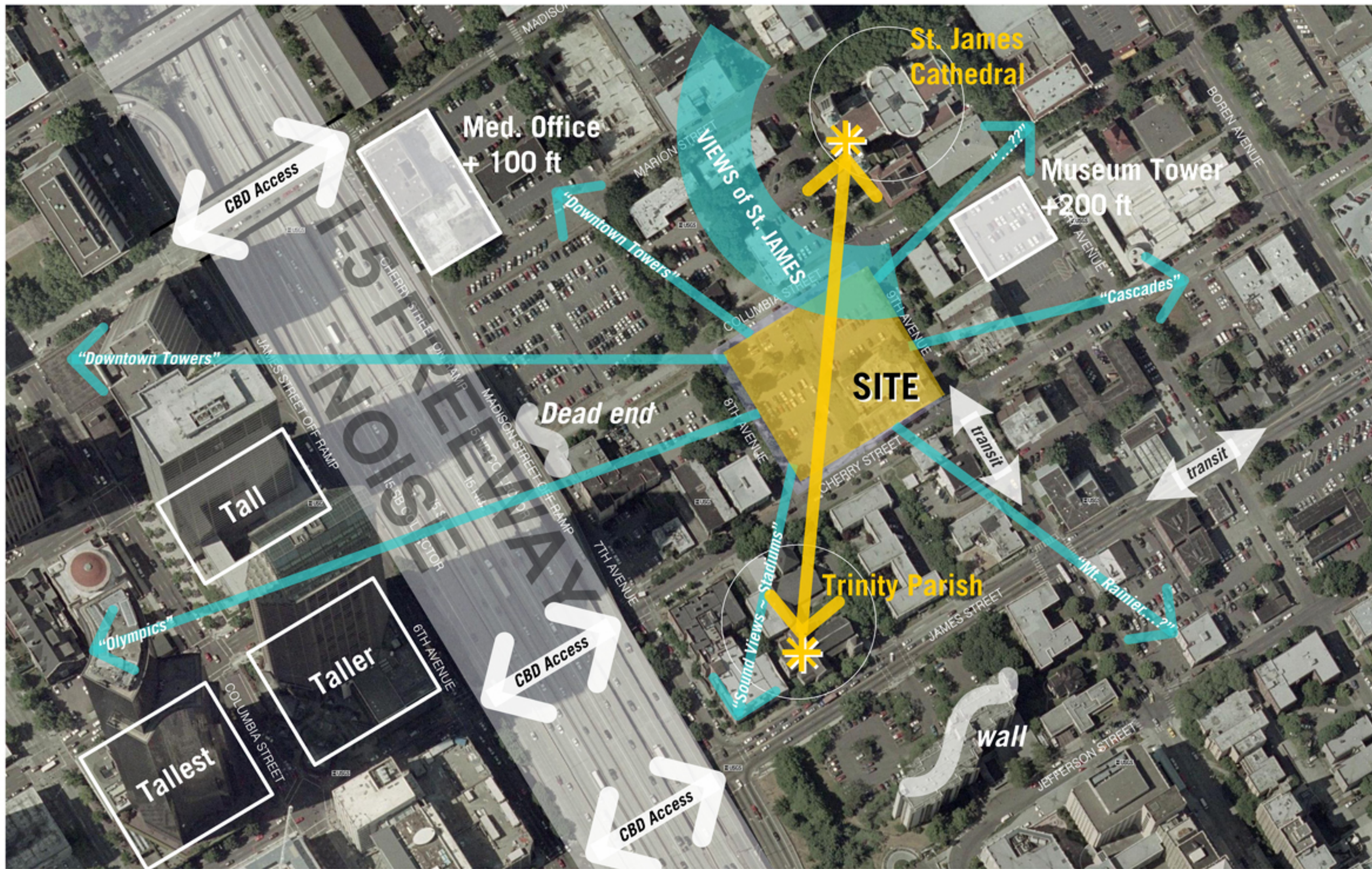


Early Design Guidance Package

9TH & CHERRY





Subject Site

30 Block Study Area

- ☐ The entire study focus area is within the First Hill Urban Village/Center Boundary
- ☐ The entire study focus area is within the First Hill Neighborhood Plan, Final Plan November 1998

HR Residential, Multifamily, Highrise:

- ☐ Building Type *Highrise apartment building that steps back with height*
- ☐ Density *No limit, number of units depends on their size*
- ☐ Lot Coverage *No limit (building envelope controlled by setbacks and width & depth limits)*
- ☐ Open Space *50% of lot area, half of which maybe provided in balconies or decks*

NC3 Neighborhood Commercial 3:

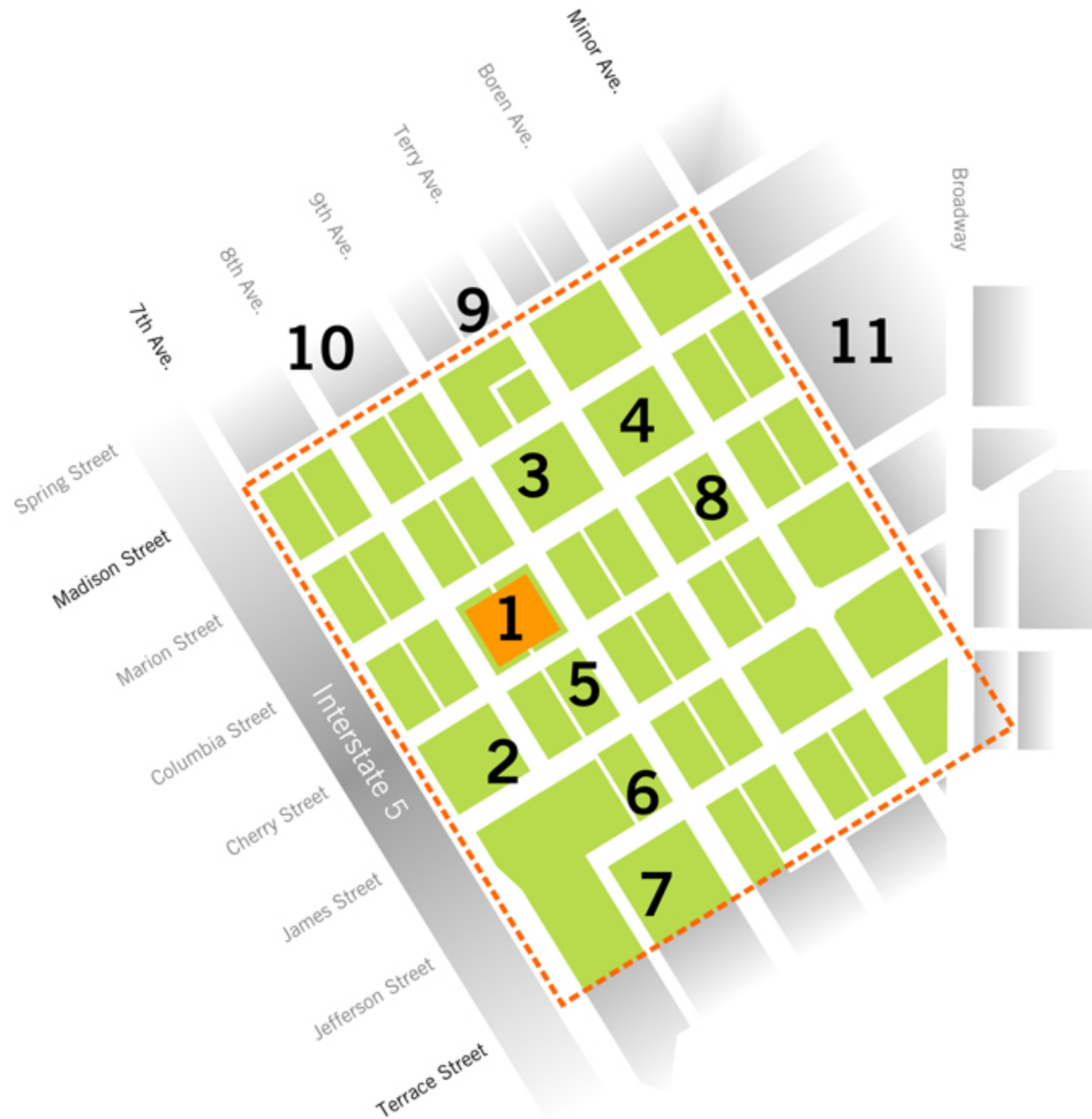
- ☐ "A pedestrian oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services"

MIO Major Institutional Overlay District:

- ☐ "Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones"

MR Residential, Multifamily, Highrise:

- ☐ Building Type *Midrise apartment building*
- ☐ Density *No limit, number of units depends on their size and lot size*
- ☐ Lot Coverage *No limit (building envelope controlled by setbacks and width & depth limits)*
- ☐ Open Space *25% of lot area for apartments, or 30% if up to a third is provided in balconies or decks*



1 Subject Site

Study Area

2 Trinity Parish

3 St. James Cathedral

4 O'Dea High School

5 Assay Building / German House

6 Terry James Center

7 Harborview Medical Center

8 Frye Art Museum

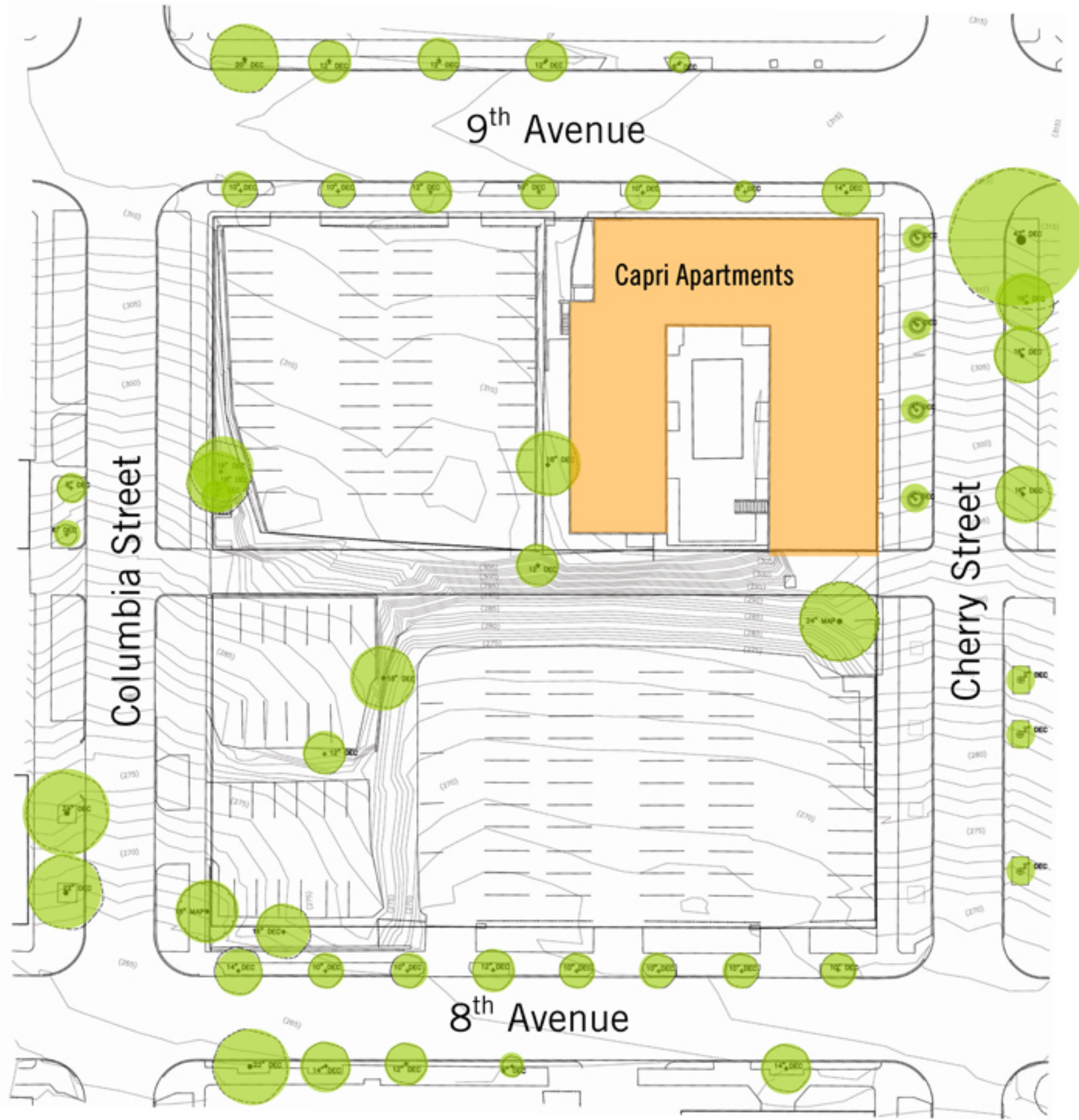
9 Sorrento Hotel

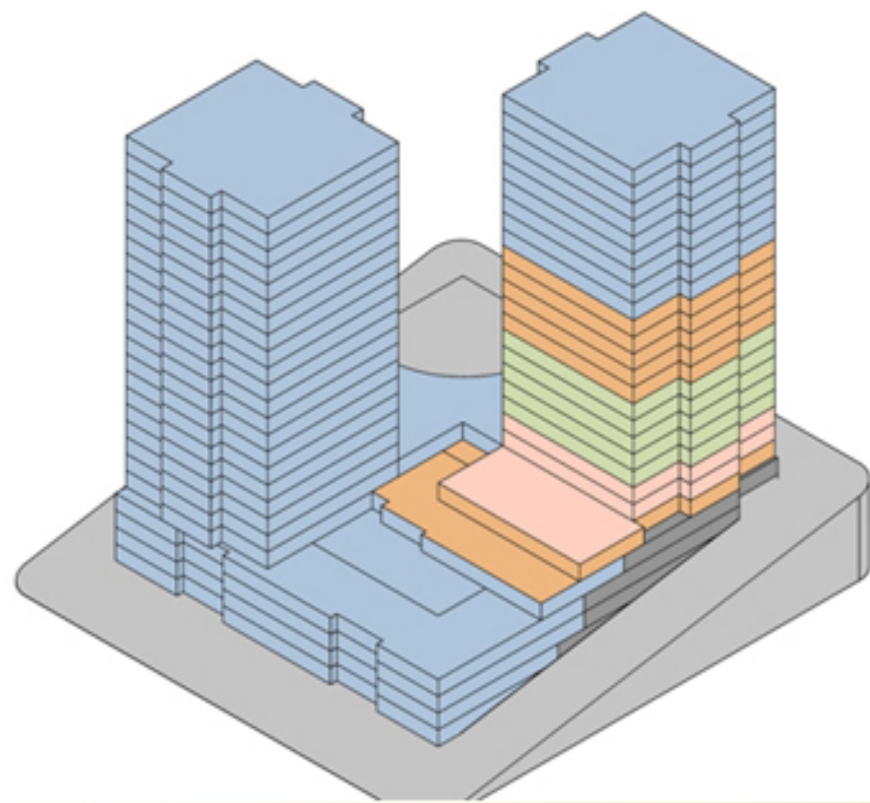
10 First Presbyterian Church

11 Swedish Medical Center

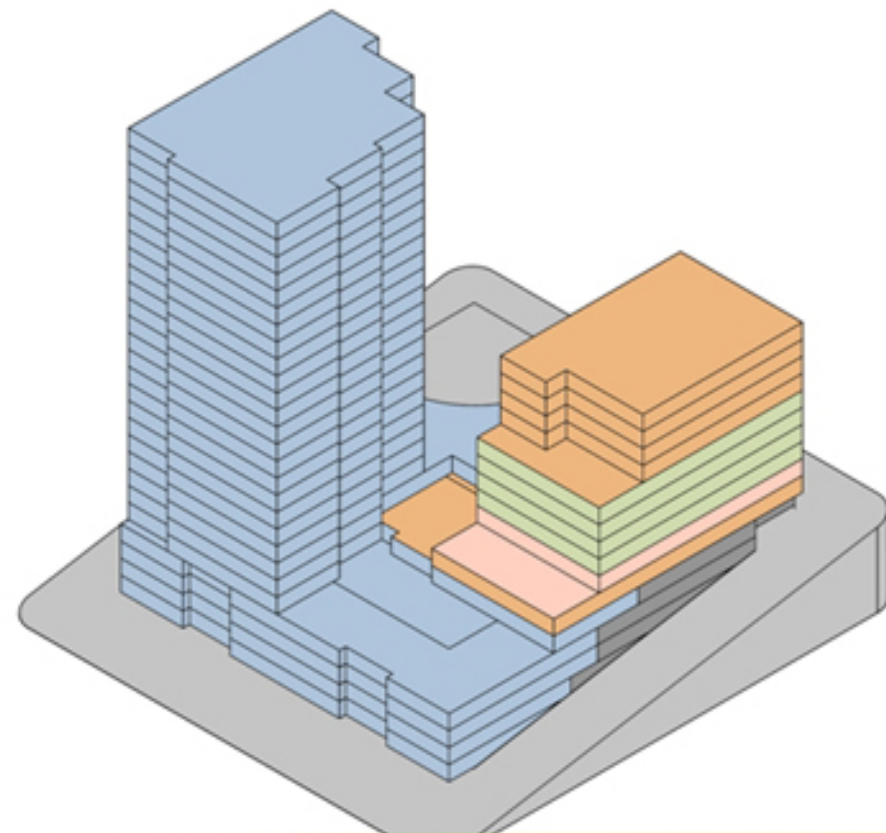




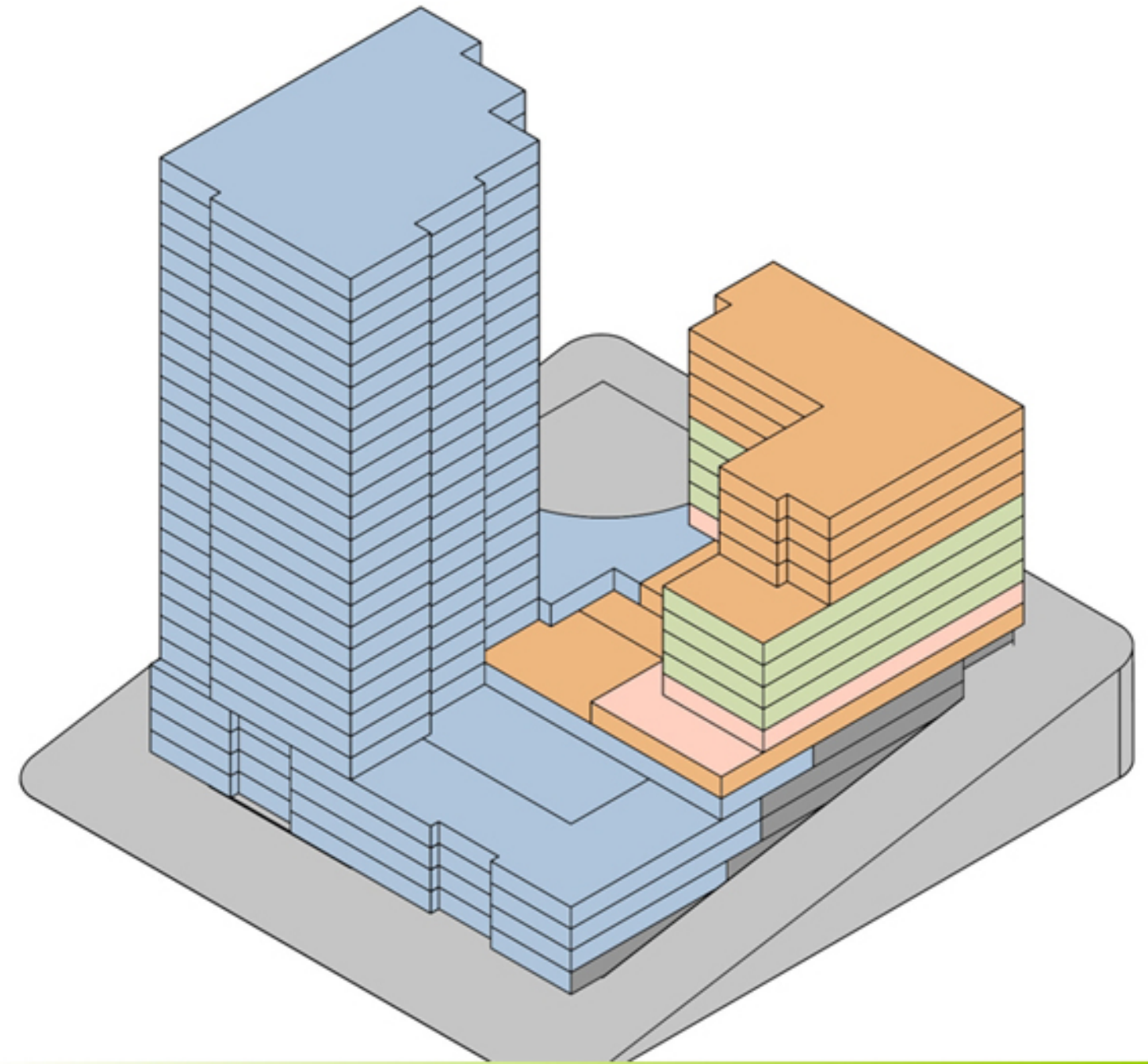




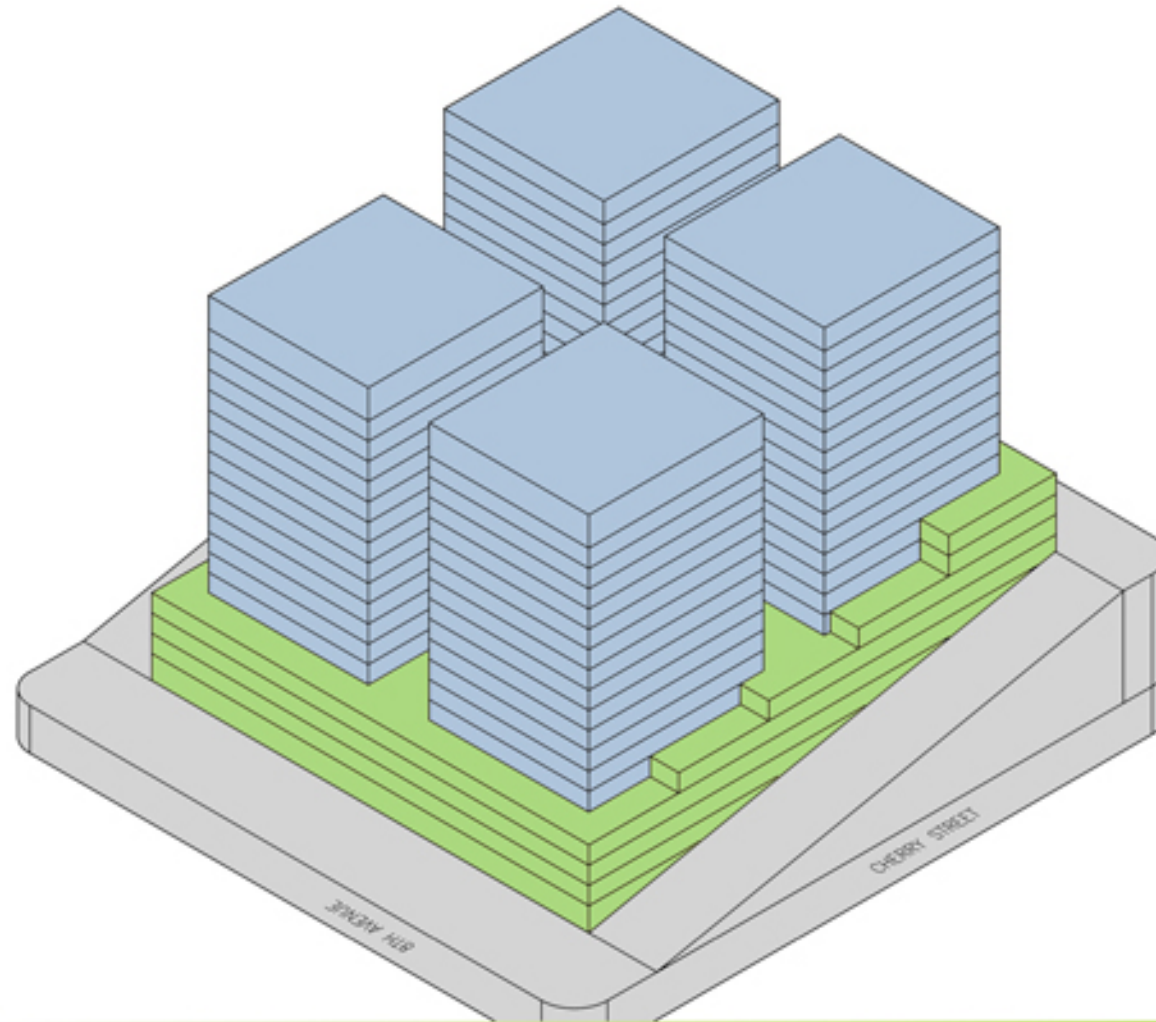
Alternative Massing



Alternative Massing



Preferred Massing



Land Use Based Massing

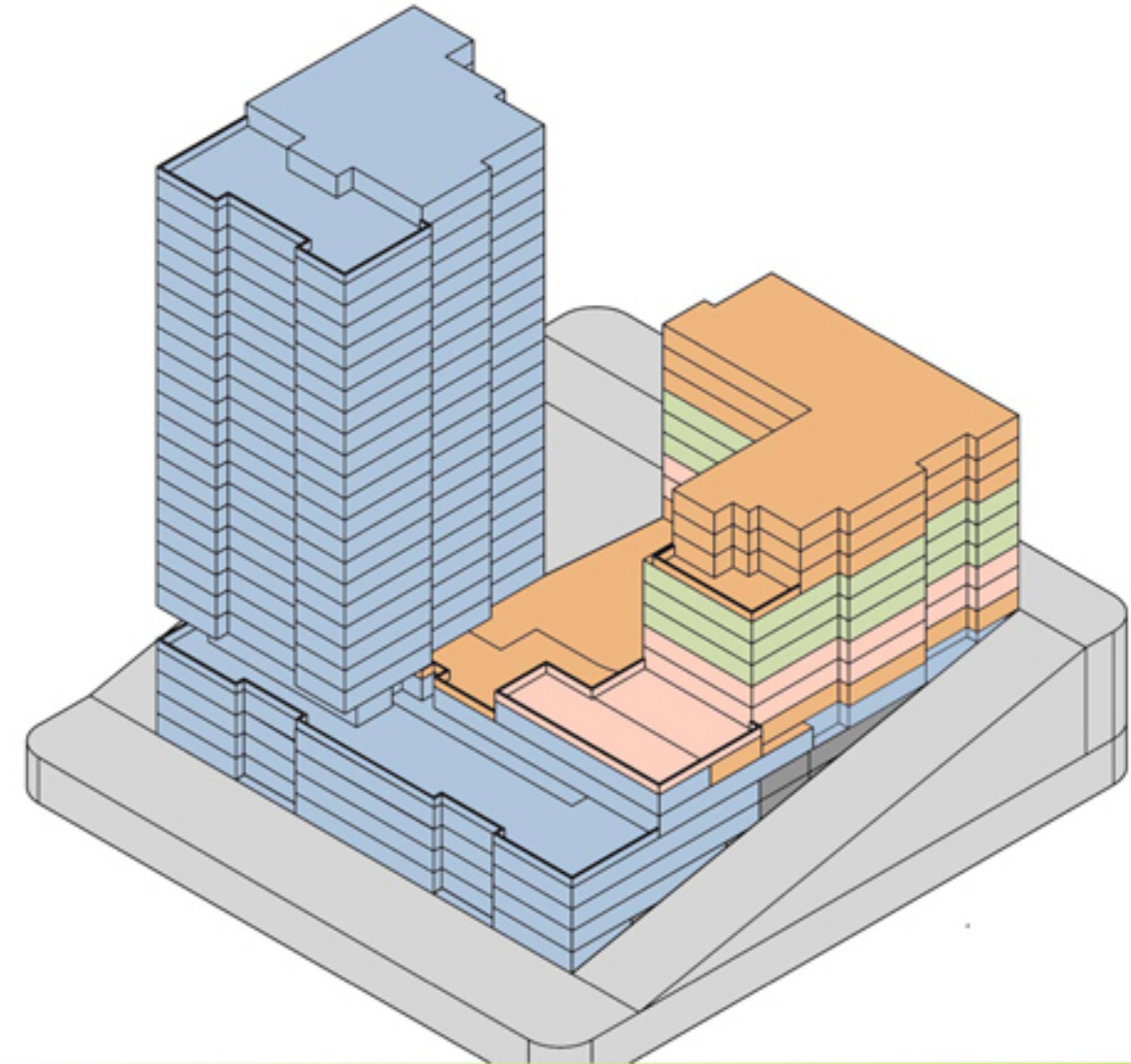
Towers (Maximum of Four):

Each tower <100 ft. by 100 ft. floor plate

Each tower 160 ft. tall

Base Structure:

37 ft. tall, calculated from existing grade level



Preferred Massing

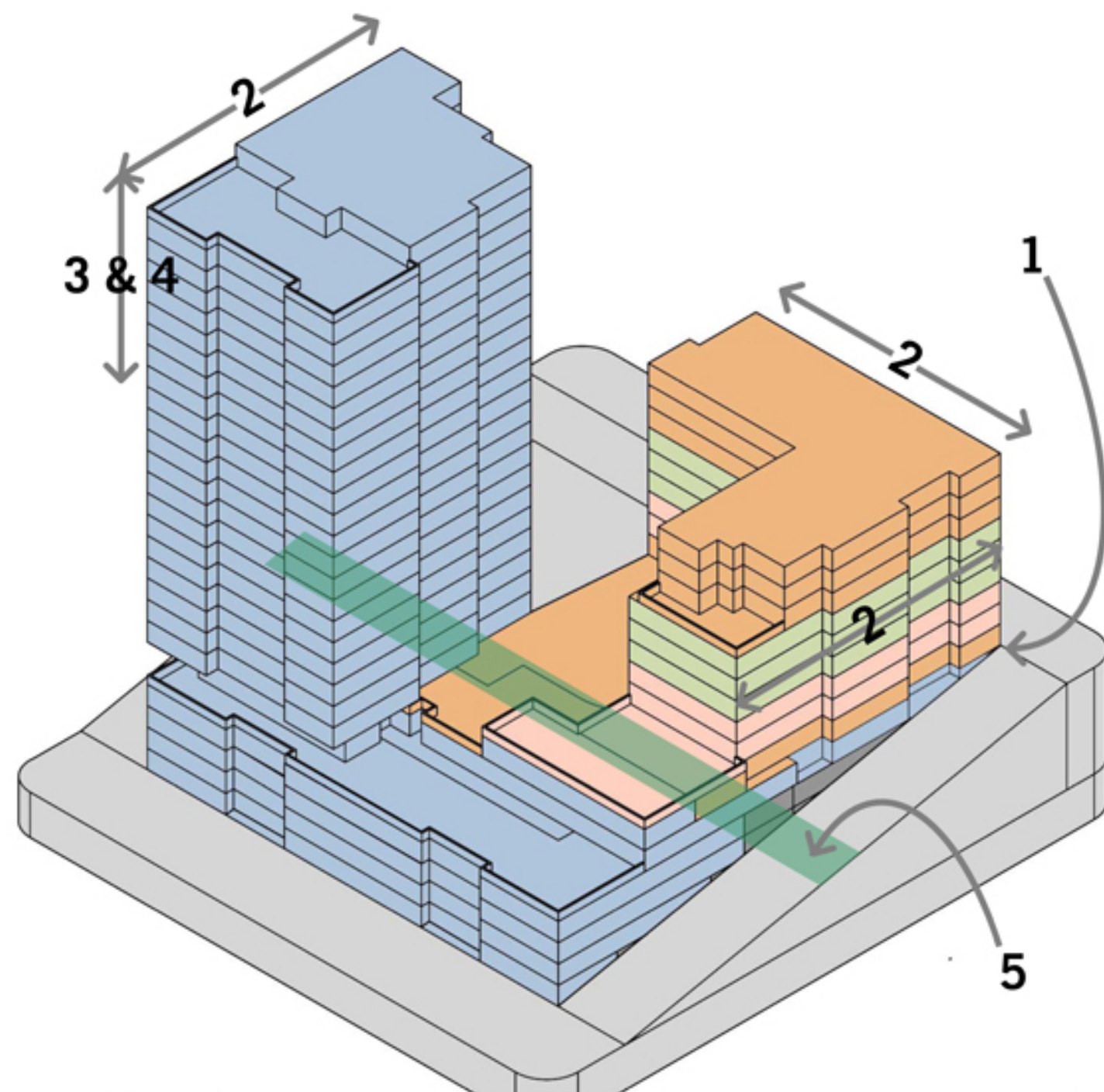
Towers (Two Proposed):

Independent Living, 98 ft. by 130 ft. floor plate, 240 ft tall

Assisted Living, 105 ft. by 165 ft. overall, 90 ft +/- tall

Base Structure:

37 ft. tall, along 8th Ave only, disappearing into hillside at 9th Ave



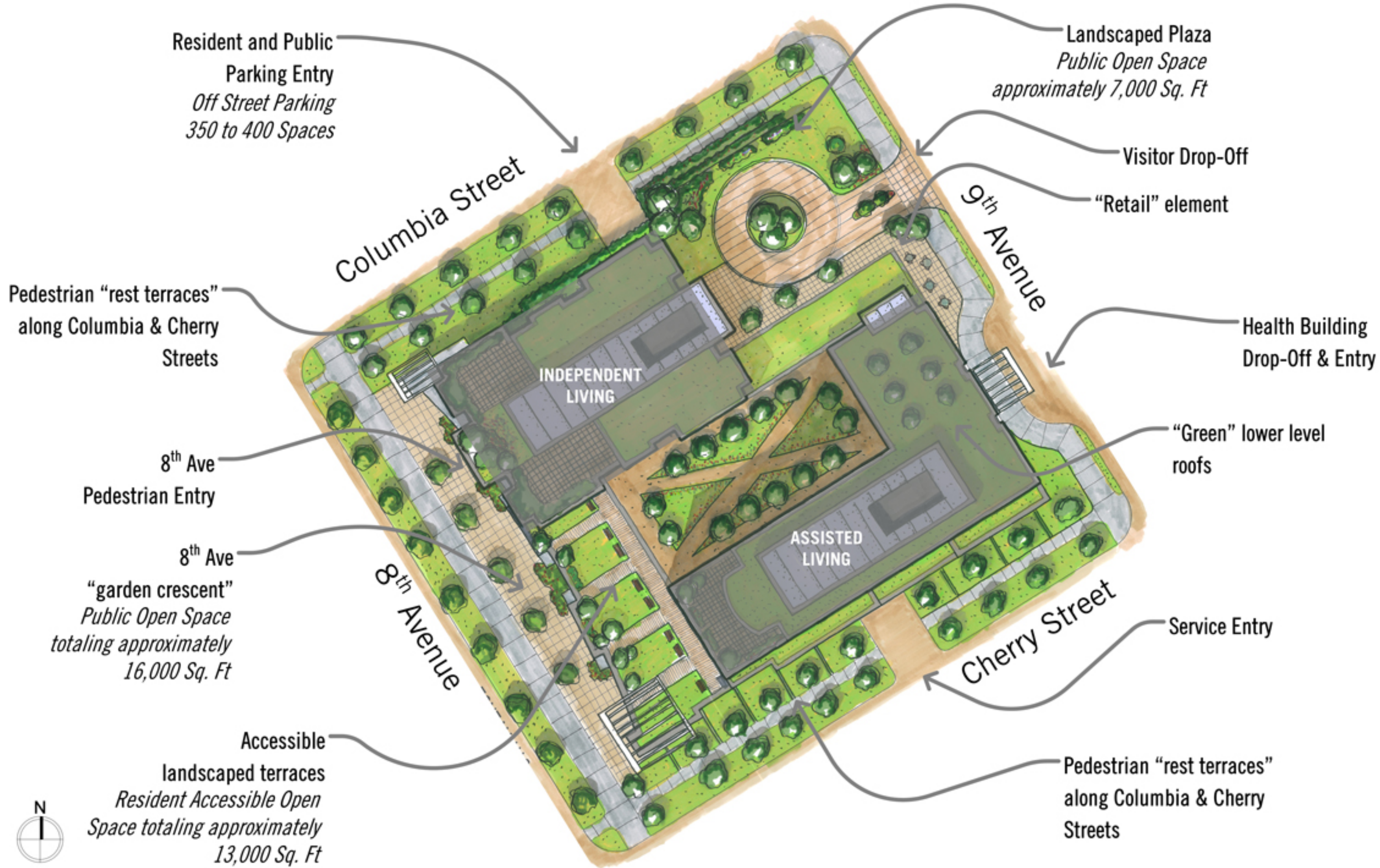
Preferred Massing

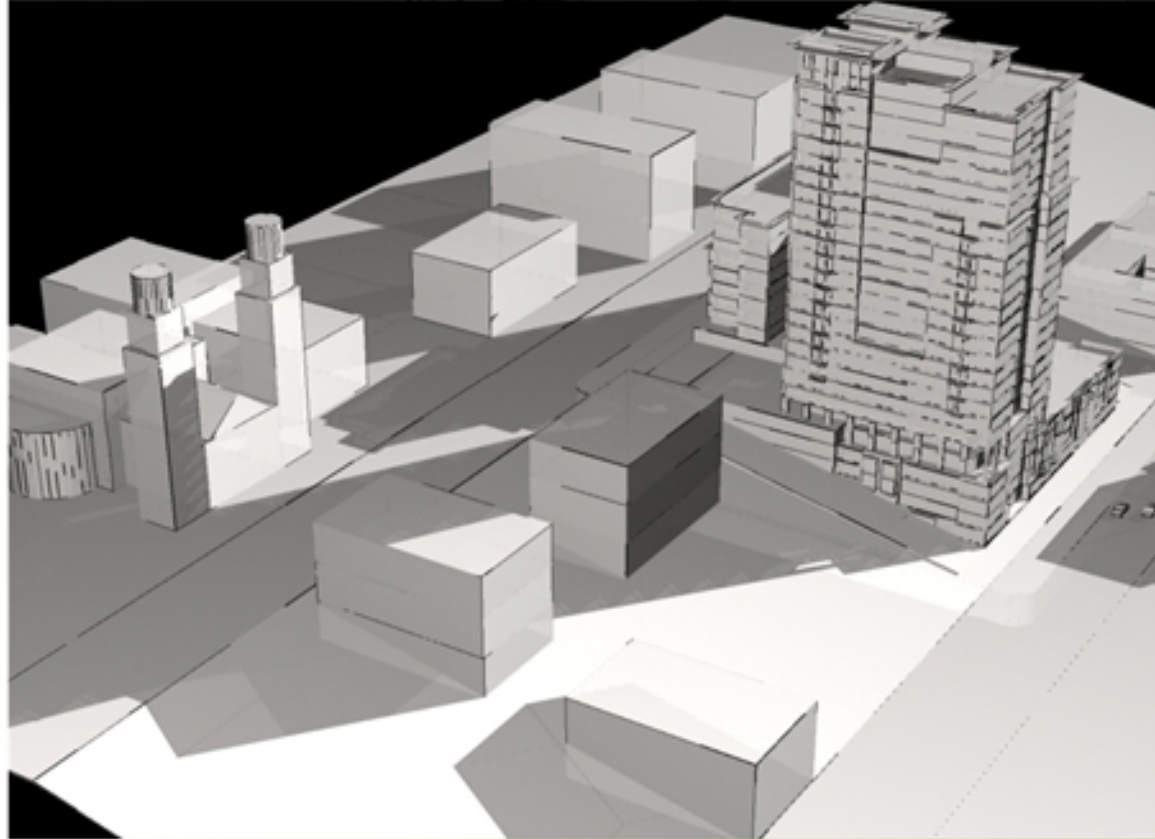
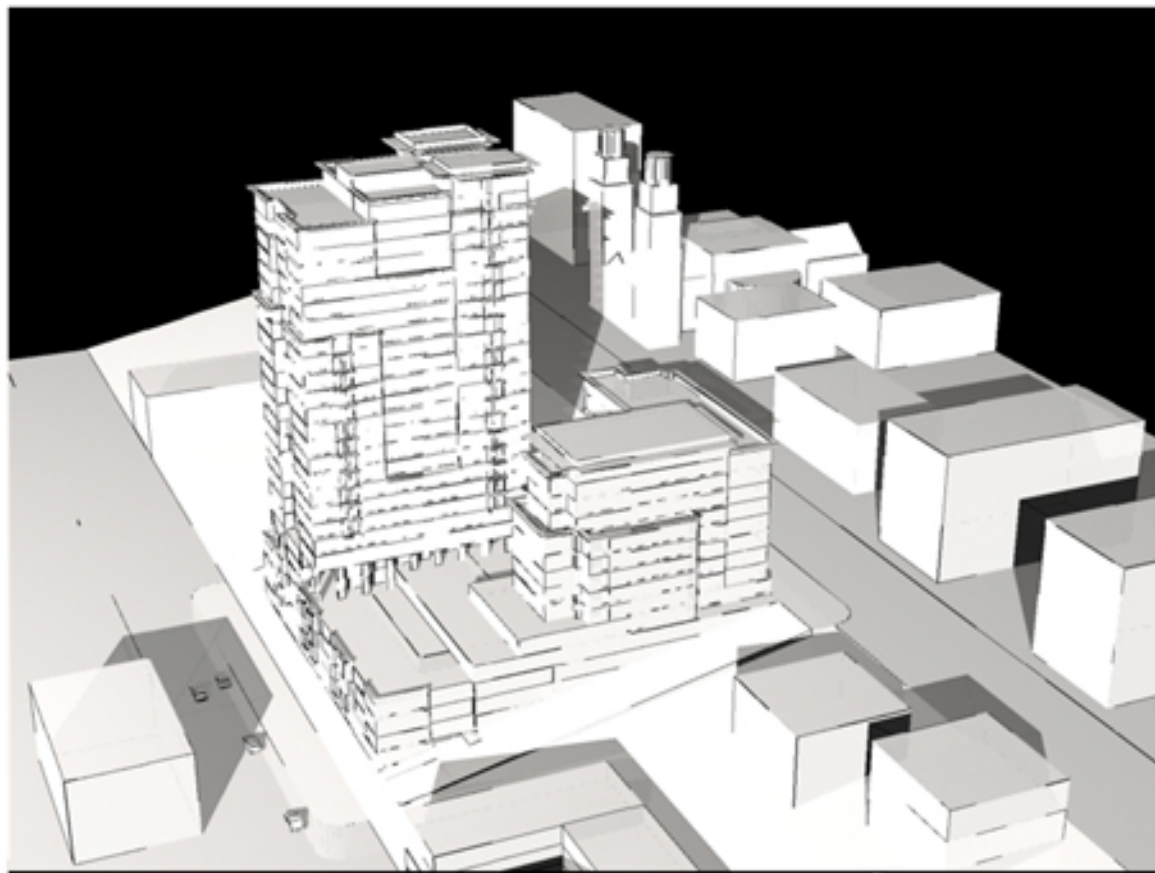
Anticipated Departure Requests

- 1 Setbacks:**
Dependent on DPD assessment of Seattle Municipal Code Section 23.45.072.A3c
- 2 Highrise Structure Width & Depth:**
SMC Sec 23.45.068.A3 & B2 Facades above 37 feet exceeding 100 feet of width or depth

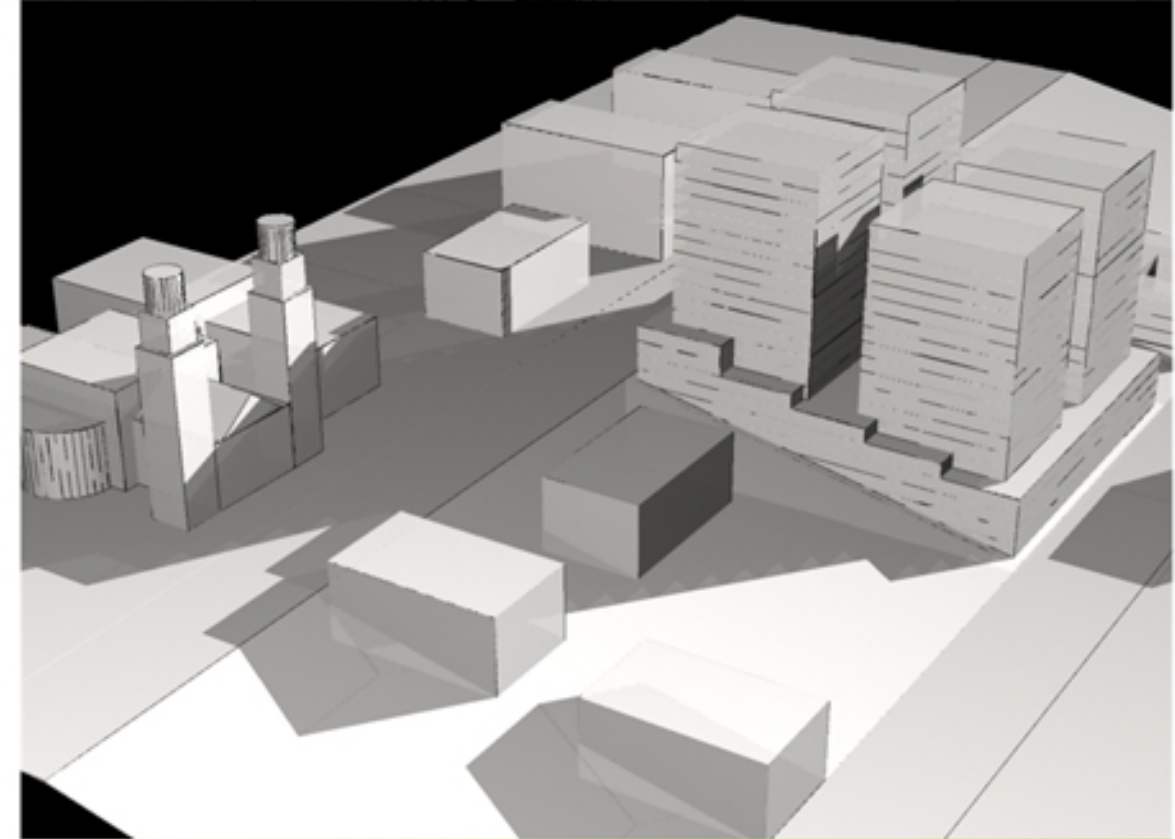
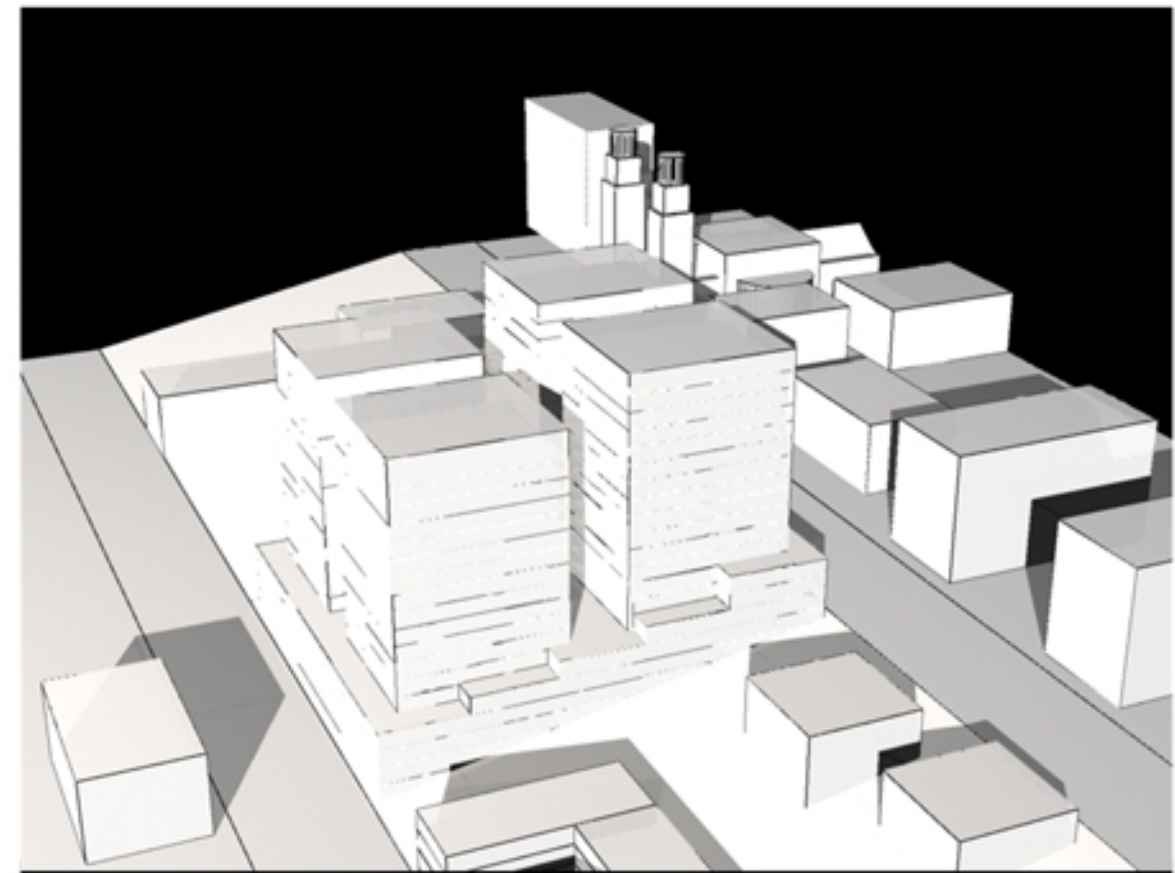
Related Land Use Issues

- 3 Building Height Bonus:**
Additional building height for Landmarks Preservation related to Trinity Parish Church.
- 4 Building Height Bonus:**
Additional building height for Landscaped Public Open Space.
- 5 Street Vacation:**
Vacation and purchase of undeveloped existing Alley Right-of-Way.

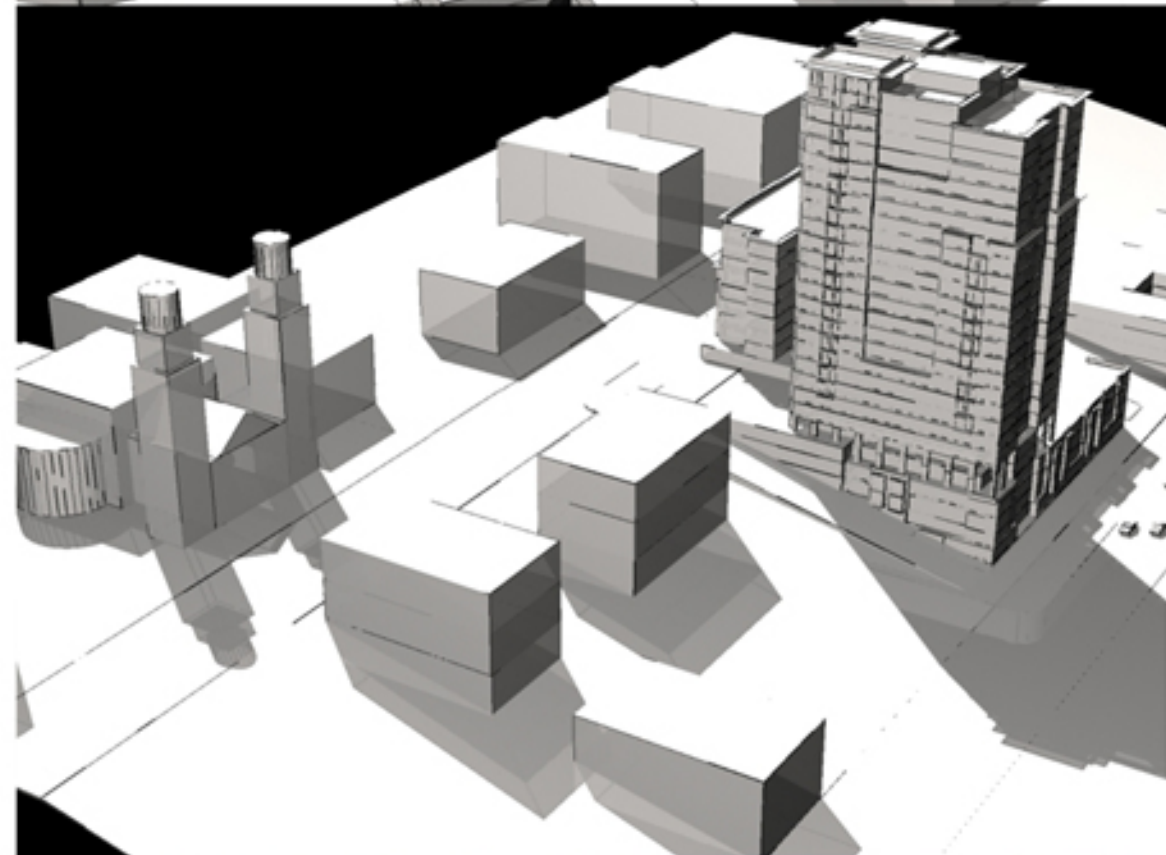




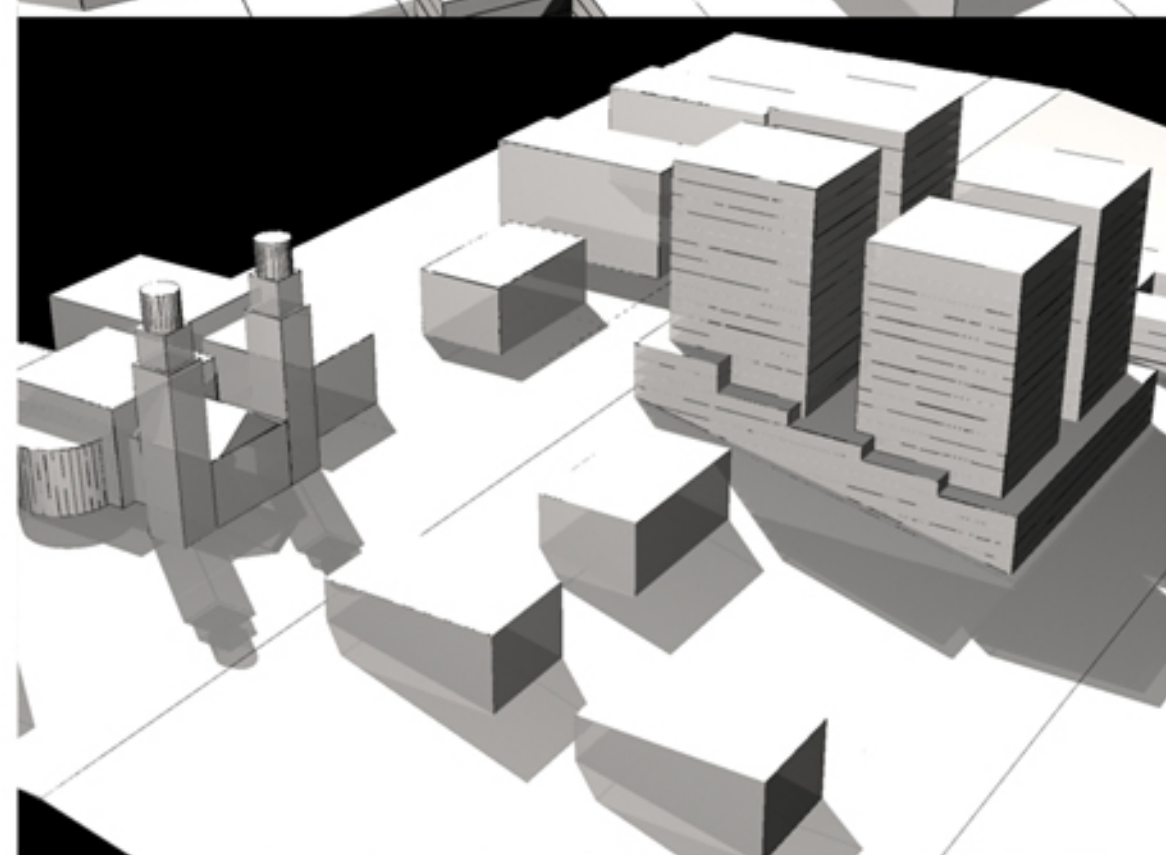
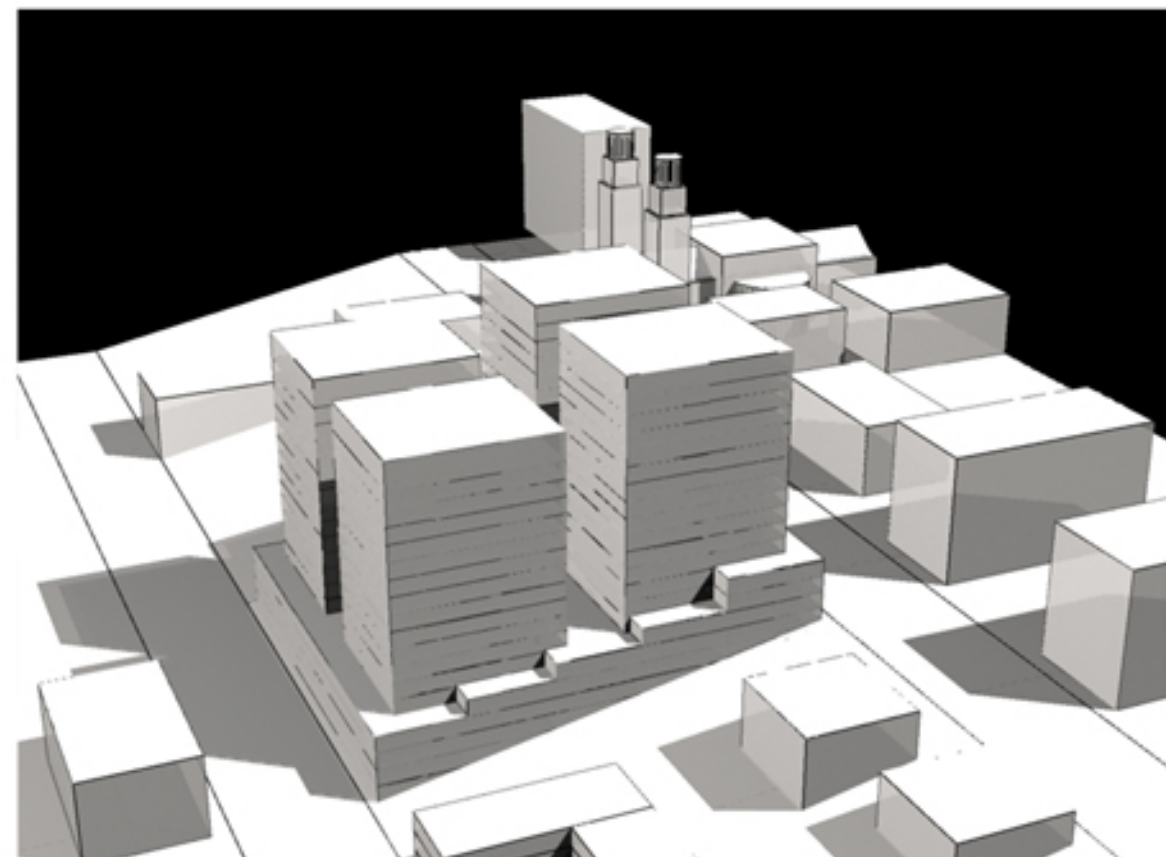
PREFERRED



Land Use Code BASED

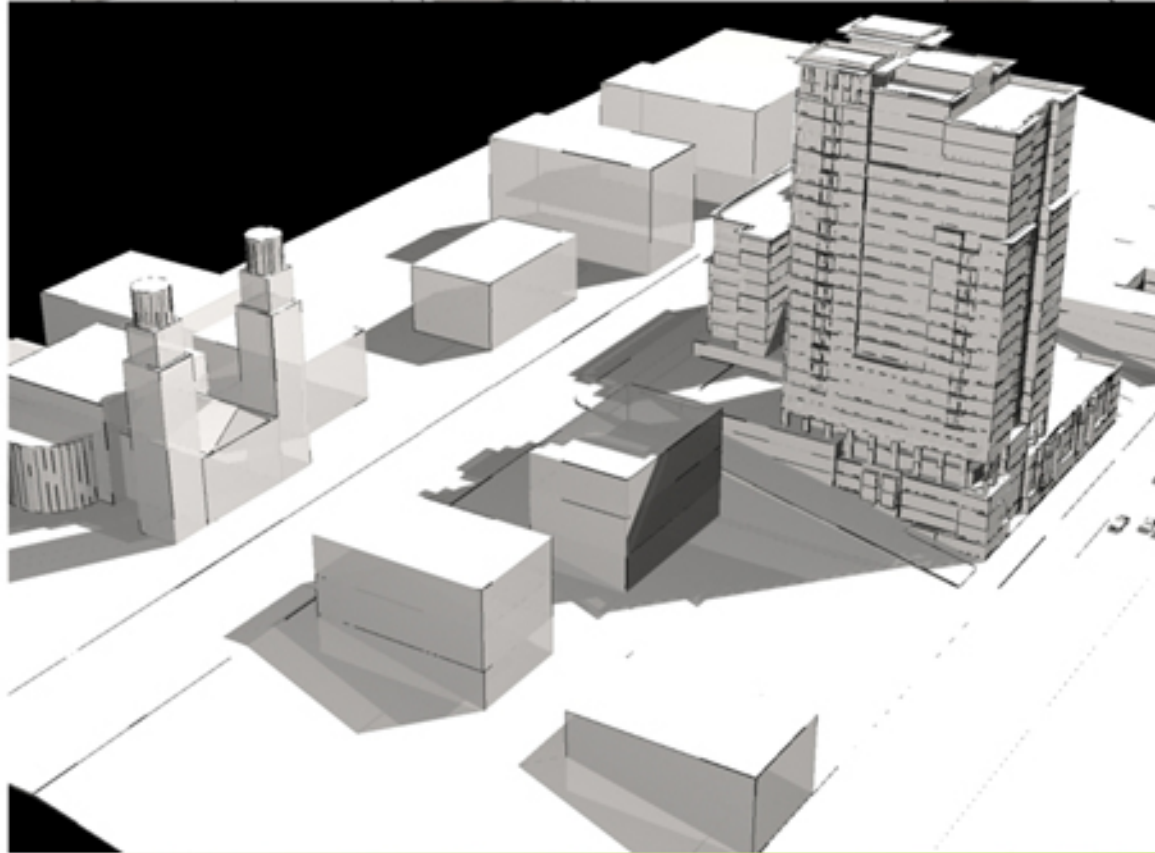
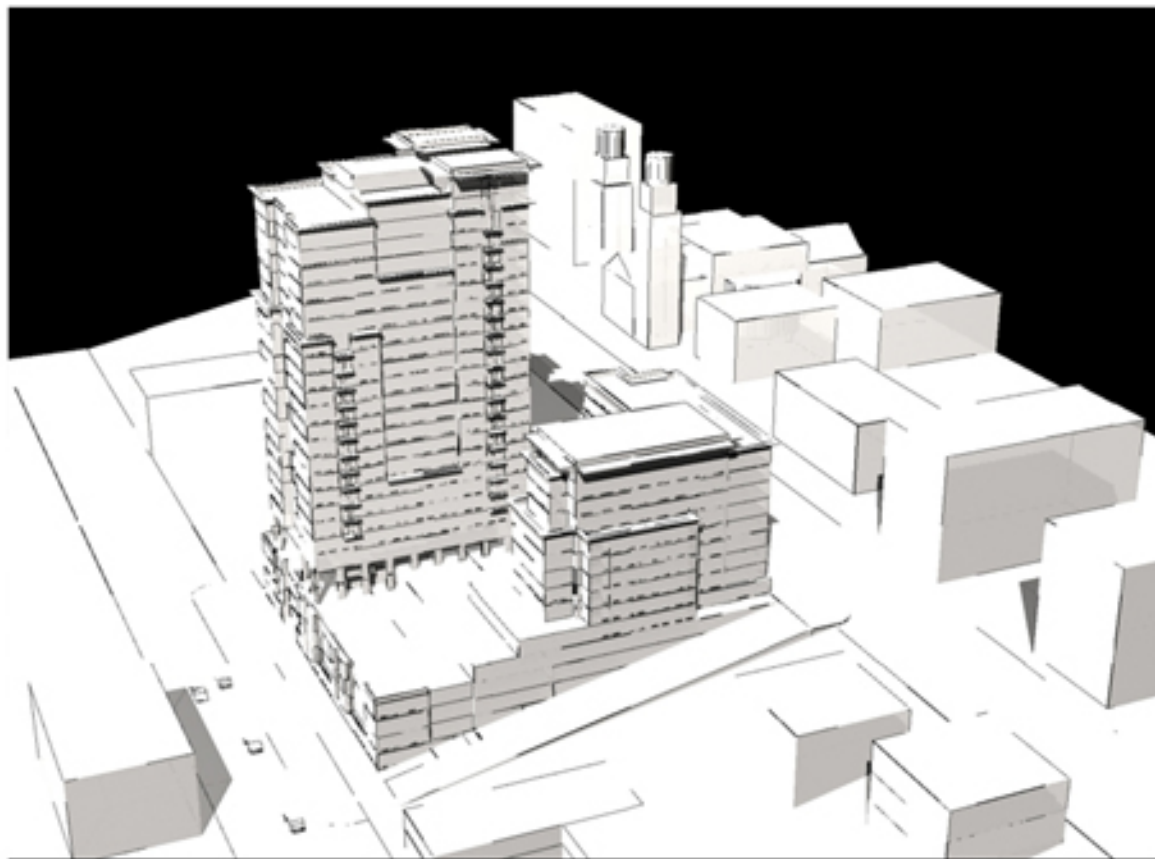


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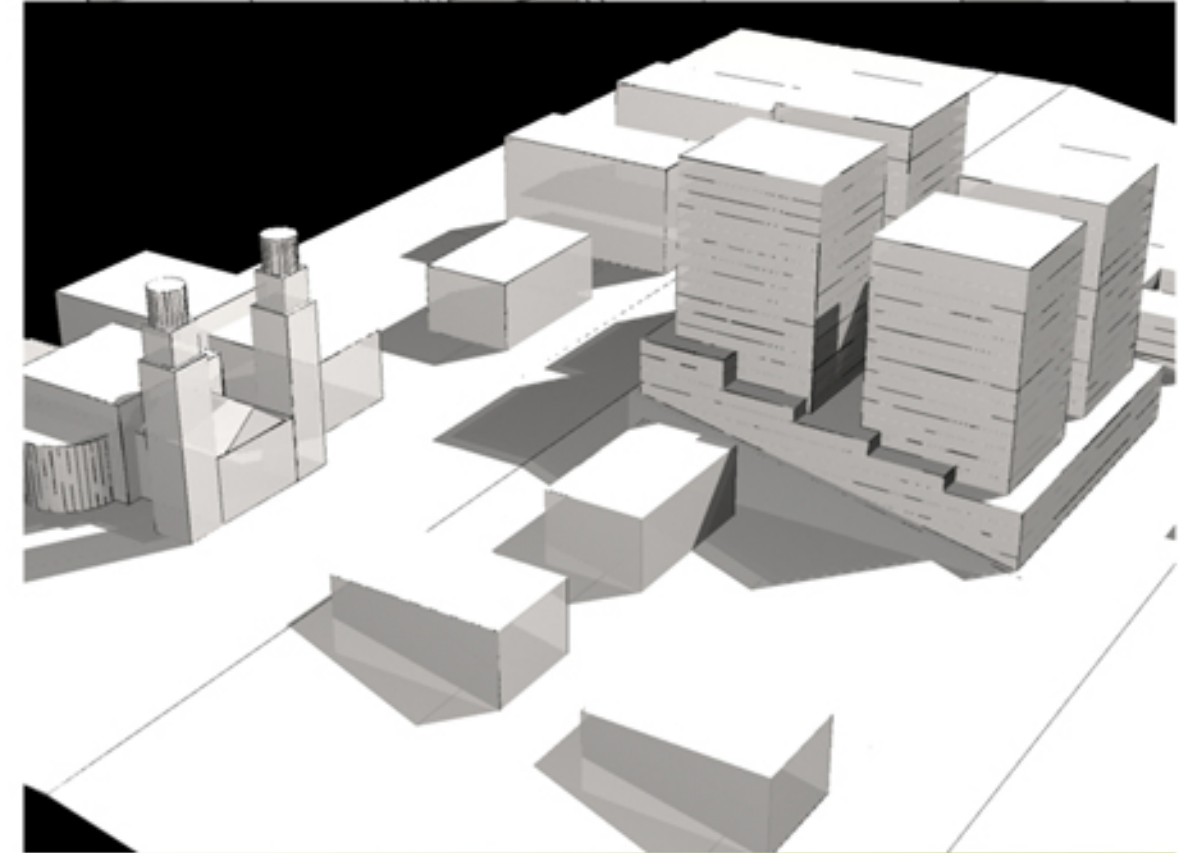
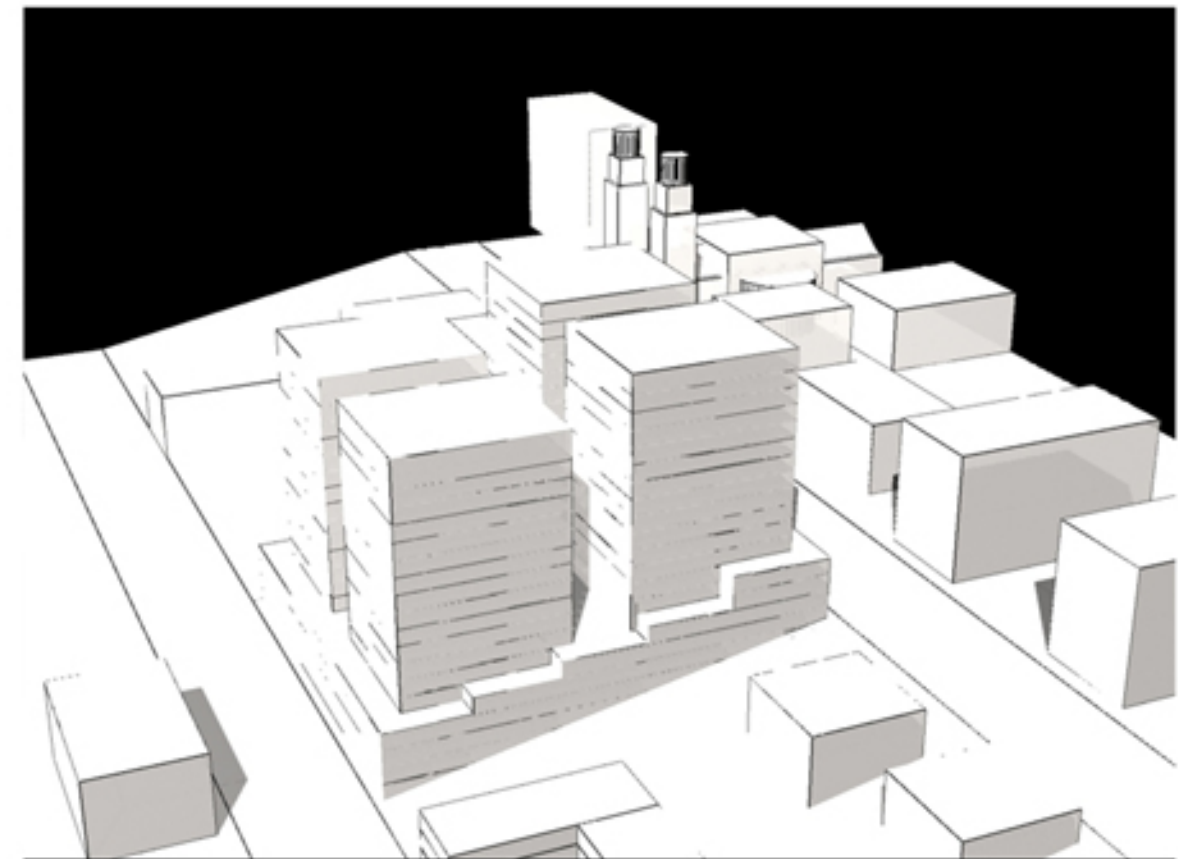


Land Use Code BASED

Shadow ~ SUMMER SOLSTICE @ 9 am



PREFERRED

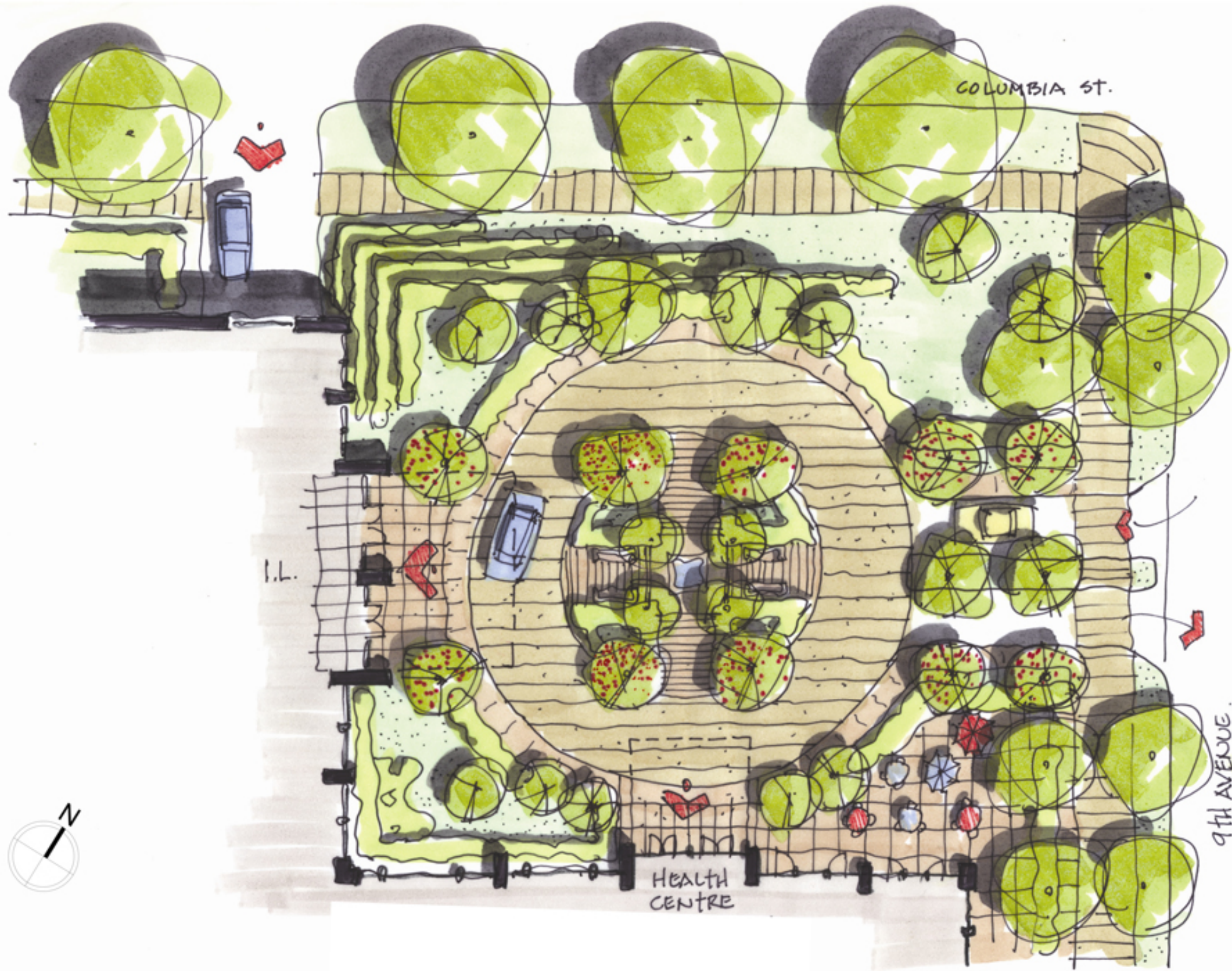


Land Use Code BASED









I.L.

COLUMBIA ST.

9TH AVENUE

HEALTH CENTRE